

HISTORIC LANDMARKS COMMISSION

November 13, 2014



**THE REGULAR MEETING WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
SUFFOLK MUNICIPAL BUILDING**

**NOTE: IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL
THE DEPARTMENT OF PLANNING
BY 12:00 NOON, WEDNESDAY, November 12, 2014
514-4060**

**RANDY HICKS
CHAIRMAN**

**PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

DIVISION OF PLANNING

AGENDA
Historic Landmarks Commission Meeting
Thursday, November 13, 2014
9:00 a.m.

- I. Call to Order: Chairman
- II. Roll Call
- III. Approval of the Minutes for the September 11, 2014
- IV. New Business
 - A. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-33**, submitted by Norbert and Garon Trojanowski, applicant and property owner, for a change in materials for the repair or replacement of an existing metal shingle roof, installation of exterior door and window screens, and associated exterior renovations of an existing structure located at 106 Brewer Avenue. The property is further identified as Zoning Map 34G17 Block (2) B Parcel(s) 6, Suffolk Voting Borough, and is zoned RM (Residential Medium District), and HC (Historic Conservation Overlay District).
 - B. **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-37**, submitted by Derek and Sharon Clay, property owners, to erect a detached accessory building (garage) located at 130 Brewer Avenue. The property is further identified as Zoning Map 34G17 Block (2) B Parcel(s) 18, 19, and 20 and 34G17 Block (A) Parcel(s) 1, Suffolk Voting Borough, and is zoned RM (Residential Medium District), and HC (Historic Conservation Overlay District).
- V. Staff Reports
 - A. Enforcement Update
 - B. Administrative Approvals
- VI. Adjournment



MINUTES
HISTORIC LANDMARKS COMMISSION

September 11, 2014

9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, September 11, 2014, 9:00 a.m., in the Council Chambers of the Municipal Building, 441 Market Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:

Susan Coley
Walter Boyette
Amy Elliott
John Faircloth
Randy Hicks, Chairman
Edward King
Geraldine Outterbridge
G. Stewart Tyler, Vice Chairman
Merritt Draper

STAFF:

Robert Goumas, Assistant Director of Planning
Karla Williams, Deputy City Attorney
Shanda Davenport, Principal Planner
Thomas Jordan, Planner II
Jillian Scott, Office Assistant II
Shepelle Watkins-White, Substitute Legal Counsel

The meeting was called to order by Chairman Hicks. The roll was called by Mr. Goumas and the Chairman was informed that a quorum was present. The minutes of the previous meeting were approved as presented. The Chairman noted the time limits for public hearings are ten (10) minutes for proponents, fifteen (15) minutes for opponents, and five (5) minutes for rebuttal.

OLD BUSINESS

REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-10, submitted by Melissa J. Dresen, of MSA, P.C., agent for, First Baptist Church Mahan, applicant and property owner, for: 1) the demolition of an existing residential structure located at 403 N. Main Street; 2) the demolition of an existing residential structure, and an existing annex building to the main sanctuary building of the First Baptist Church Mahan, and a portion of an existing parking lot, all located at 409 N. Main Street; 3) the demolition of an existing residential structure located at 415 N. Main Street; 4) the construction of a new social hall building / addition to the First Baptist Church Mahan located at 106 and 108 Mahan Street; and 5) other associated site improvements, including the expansion of the existing adjacent parking lot and access drives, the construction of a dumpster enclosure, and the construction of a brick veneer and decorative aluminum fence. The affected property(s) are further identified as Zoning Map 34G11 Block (A) Parcel(s) 98, 99, 100, 126, 127, and 128, Suffolk Voting Borough, and is zoned CBD (Central Business District), and HC (Historic Conservation Overlay District).

The first item of business was introduced by the Chairman, followed by a staff report by Shanda Davenport, Principal Planner. Ms. Davenport stated that at the meeting of August 14, the Commission approved the above referenced application with conditions. Ms. Davenport stated that one of the conditions was that the design for the monument which was proposed at the corner of Mahan and N. Main Street return to the Commission for better understanding on what the monument might be. Ms. Davenport stated that an inquiry was made in regard to if the Commission can require a monument as part of the approval for the applicant's request for the associated demolition and construction on the subject site. Ms. Davenport stated that a memorandum from Ms. Shepelle Watkins-White addressing this matter was included in the Commission's agenda package. Ms. Davenport stated that staff recommend the Commission provide the applicant with the opportunity to decide whether it is their desire to continue to

pursue, or not pursue, the completion of a monument element as a component of the overall project.

Ms. Davenport stated that it is important to note that while the design of monuments, sculptures or the like are not subject to Commission approval, elements such as materials, colors, and lighting are included within the Design Guidelines. Accordingly, should the applicant desire to include the proposed site feature, the consideration of approval for the proposed monument should focus on the specific elements addressed by the Guidelines. Ms. Davenport stated that based on the applicable regulations and guidance provided by the Unified Development Ordinance and the Historic District Guidelines, staff does find that the conceptual design of the monument is in keeping with other features in the overall Church project. The integration of the monument and use of similar materials to the approved fencing provide a consolidated design to the monument and do help to define and give prominence to the corner. Ms. Davenport found that the monument furthers the stated goals in the Historic District Guidelines and recommend approval of the feature.

Representing the applicant and speaking in favor of the request was Jimmy Clemmer, Barnes Design Group Architects. Mr. Clemmer stated that although it's not a requirement to place the monument within the structure, the church still plans to do a similar design and will do what is required by the City of Suffolk.

After discussion by the Commission, a motion approving the noted actions was made by Commissioner Faircloth. The motion was seconded by Commissioner Tyler and approved by a recorded vote of 9-0.

New Business: Enforcement Update

Donald Bennett, (Planning & Community Development) gave an update on the enforcement actions taken by Community Development for the following properties:

526 W. Washington Street - property maintenance violation, case continued until October 2

134 W. Washington Street - property maintenance violation, case continued until October 2

There being no further business, the meeting was adjourned at 9:22 a.m.

HISTORIC LANDMARKS COMMISSION



September 11, 2014

Motion: Faircloth

2nd: Tyler

TO: Approve
Application as
presented

ATTENDANCE

HC-2014-10

VOTE: 9-0

COMMISSIONERS

PRESENT

ABSENT

YES

NO

Boyette, Walter

X

X

Coley, Susan M.

X

X

Draper, Merritt

X

X

Elliott, Amy

X

X

Faircloth, John

X

X

King, Edward L.

X

X

Outterbridge, Geraldine

X

X

Tyler, Stewart G.

X

X

Vice-Chairman

Hicks, Randy,

X

X

Chairman

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CITY OF SUFFOLK

442 W. WASHINGTON ST., P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Thomas Jordan, AICP, Planner II

Date: November 13, 2014

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-33**, submitted by Norbert and Garon Trojanowski, applicant and property owner, for a change in materials for the repair or replacement of an existing metal shingle roof, installation of exterior door and window screens, and associated exterior renovations of an existing structure located at 106 Brewer Avenue. The property is further identified as Zoning Map 34G17 Block (2) B Parcel(s) 6, Suffolk Voting Borough, and is zoned RM (Residential Medium District), and HC (Historic Conservation Overlay District).

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The structure located at 106 Brewer Avenue is a single-family home. It is a two and a half-story frame dwelling estimated to be constructed between 1895 – 1910. The contributing dwelling was constructed in the Queen Anne architectural style. Notable features of the main dwelling as described in the Department of Historic Resources (DHR) reconnaissance survey include: an off-center entrance with a three-light transom, an exterior end chimney which pierces the roof of a cut-away bay window on the second story, two bays on the second story which are inset, and a paladian window on the front gable ends.

Case History

No previous Certificates of Appropriates were identified as having been issued for this property.

Proposed Action

The applicant is requesting approval for a change in materials for the replacement of an existing metal Victorian shingle roof on the main dwelling and asphalt shingled roof on the porch. The proposed replacement roof material is an exposed fastened metal panel system. The metal panels overlap and will be attached with washered wood screws installed directly through the panel. The applicants have selected to utilize a roof panel painted in Light Stone color which is available with a 40 year paint finish warranty and is Energy Star certified.

As part of the overall application request the applicant is requesting administrative approval to repaint the exterior of the home and install window screens and screen doors. The lower main body of the house will utilize Palace Chamber Yellow Medium and the front door will be painted Nelson House Blue, both from the Williamsburg Color Collection approved pallet. House trim will be painted white. Additionally, the applicant is proposing to install custom window screens and wood screen doors. The wood window and door screens will be painted white and utilize nylon mesh screens.

Public Notice

Public notice of this meeting was published in the newspaper and notices were mailed to adjacent property owners.

Applicable Regulations and Analysis

A. Unified Development Ordinance

1. Section 31-413(f)(1), Certificate of Appropriateness: Where exterior appearance of any structure as viewed from any street or public way is involved, the Zoning Administrator shall issue no permit for erection, alteration, or improvement unless and until a Certificate of Appropriateness has been issued.
2. Section 31-413(g)(2), General Considerations
 - A. The compatibility with the design, development standards and criteria as included in the City's adopted Historic District Design Guidelines.
 - C. The historical or architectural value and significance of the building, structure or appurtenant element and its relationship to the historic or architectural value of the area in which it is proposed to be located.
 - E. The compatibility of planned improvements and renovations with the architectural and historic quality, character, and scale of the historic buildings in the City of Suffolk.
3. Section 31-413(g)(7), Approval of Major Action by the HLC: (v) Any alteration to exterior materials or color of materials

B. Suffolk Historic District Design Guidelines

1. Chapter 1, Section E, Categories of Significance with the Historic Conservation

Overlay District, Contributing Structures: Historic or non-historic structures contribute to the overall historic character of the historic district through the compatibility of their design, character, scale, material, and detailing. They are not, however, significant enough to be designated as landmarks.

2. Chapter 1, Section F, Goals with the Historic Conservation Overlay District:
 - Continued use of historic buildings
 - Appropriate design of additions and alterations for buildings
3. Chapter 2, Section E, Certificate of Appropriateness: A Certificate of Appropriateness is similar to a building permit in that it is required whenever the exterior appearance of any structure in the Historic Conversation Overlay District, as viewed from any street or public way, is erected, altered, or improved.
4. Chapter 5, Section I.1, Roofs - Design: Roof designs vary considerably within the Historic Conservation Overlay District and are one of the key character defining elements of the style of the house. The type of roof covering is also important in defining the character, formality, stature, and texture of the house and the street. Consequently, historic roofing materials should be preserved and maintained.
5. Chapter 5, Section I.4, Preserve Historic Roof Materials: When replacing a roof, original materials should be matched as closely as possible in order to avoid altering the building's appearance.
6. Chapter 5, Section I.9, Roof – Condition Statement: A signed statement, with exhibits, from a licensed general contractor stating the condition of the existing roof, ability to be repaired, need for replacement, proposed corrective measures, and options to replacement is required as supporting documentation.

Staff Analysis

The applicant is requesting approval for a change in materials for the replacement of an existing metal Victorian shingle roof on the main dwelling and asphalt shingled roof on the porch. The replacement roof material for both areas is an exposed fastened metal panel system. The applicant has submitted a condition statement from the contractor which states the original roof has reached the end of its useful lifespan and is suffering from continued leaks resulting in structural and interior damage to the home.

The guidelines identify that roof designs vary considerably within the Historic Conservation Overlay District and are one of the key character defining elements of the style of the house. Furthermore, roofs are an important in defining the character, formality, stature, and texture of the house and the street. Consequently, historic roofing materials should be preserved and maintained.

While the guidelines provide clear guidance regarding matching original materials as closely as possible when replacing a roof it does not provide guidance regarding the style of roof

replacement. The style of the roof can be as important or even more significant in defining the character of the house. The existing Victorian shingle roof on the dwelling results in a simulated fishscale appearance on the roof. The installation of an exposed fastener metal panel system will be a significant departure from the appearance of the existing metal shingle. The selection of a replica metal Victorian shingle or an fishscale asphalt shingle on the main dwelling may be more appropriate in maintaining the character of the home.

The guidelines additionally do not provide guidance regarding color of the roof. Traditionally, metal roof tiles were unfinished at the time of installation and where painted in subsequent years in attempt to reduce wear and increase the longevity of the roof. The applicant has selected a light stone color, which will be unique to the district, in an attempt to reduce utility bills. However, the lighter reflective color of the roof does appear to fall within the Pratt and Lambert Williamsburg Color Collection pallet.

Given the age and condition of the existing roof its replacement appears appropriate. The installation of an exposed fastened metal panel system roof is in conformance with the guidelines which call for the original materials to be matched and a new roof will assist in maintaining the integrity of the historic structure. Additionally, the design of the neighborhood with urban scaled lots and the design of the house with a front facing gable serves to reduce the visibility of the roof.

Summary and Recommendations

It is staff's position the criteria of Chapter 5, Section I, Roofs, of the Historic District Design Guidelines have been satisfied. Based on the above findings-of-fact, staff recommends the following actions with regard to the requests outlined in HC2014-33:

1. The existing metal roof shall be replaced with an exposed fastened metal panel system roof in a light stone color.
2. The existing fascia shall not be wrapped and fascia trim shall not be installed along the eaves and rakes.
3. No further exterior improvements permitted without the issuance of a Certificate of Appropriateness.
4. All required permits shall be obtained from the Community Development Division.








Suffolk Historic & Cultural Overlay District & National Register Historic Districts

HC33-14

LEGEND

 Suffolk Historic & Cultural Conservation Overlay

NATIONAL REGISTER HISTORIC DISTRICTS

-  Original Suffolk District (1987)
-  North Main Street Extension District (1998)
-  East Washington Street District (2002)
-  West End District (2004)
-  West End District Expansion (2004)
-  Suffolk District Expansion (2004)
-  Cedar Hill Cemetery (2006)

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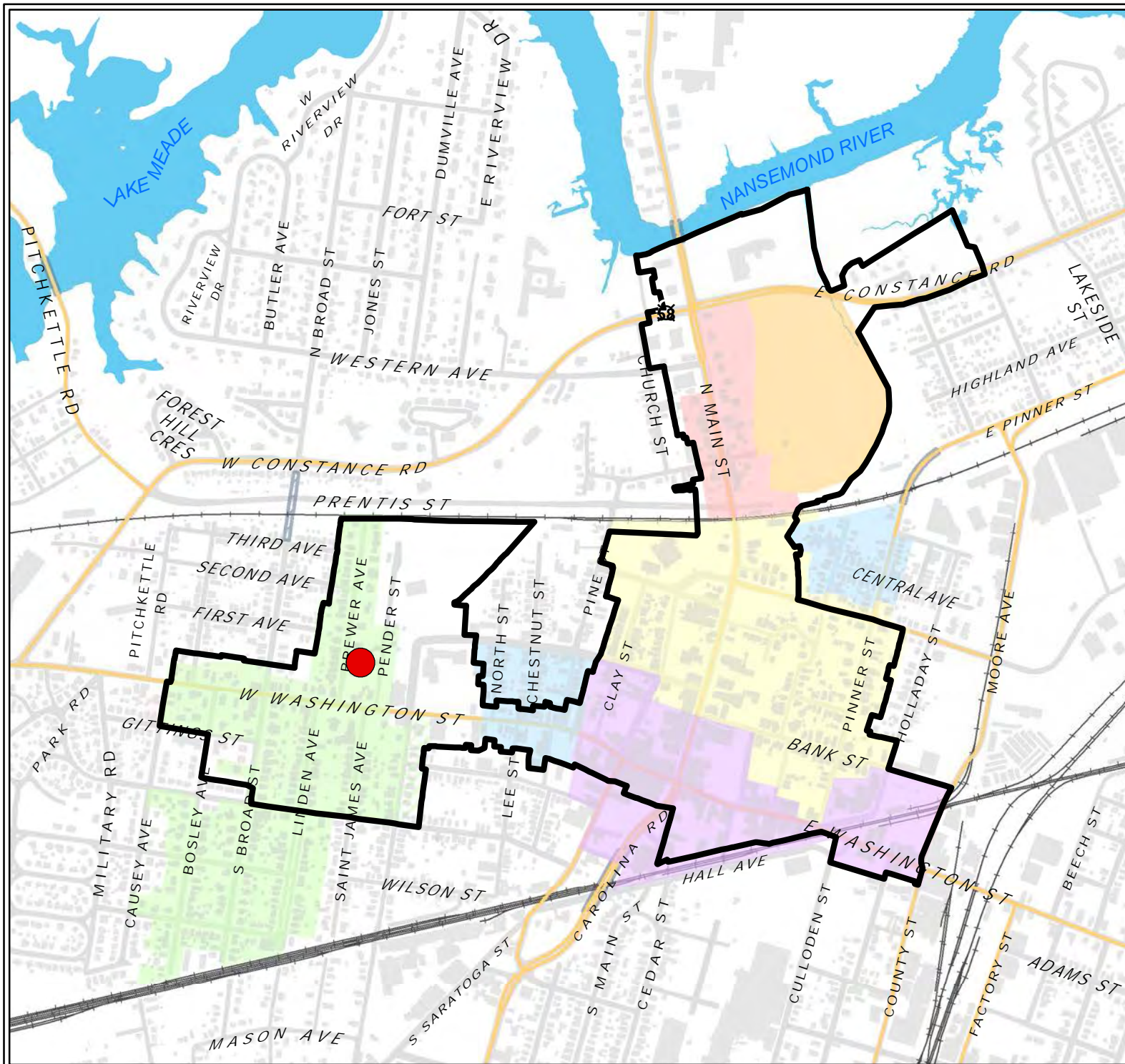
The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

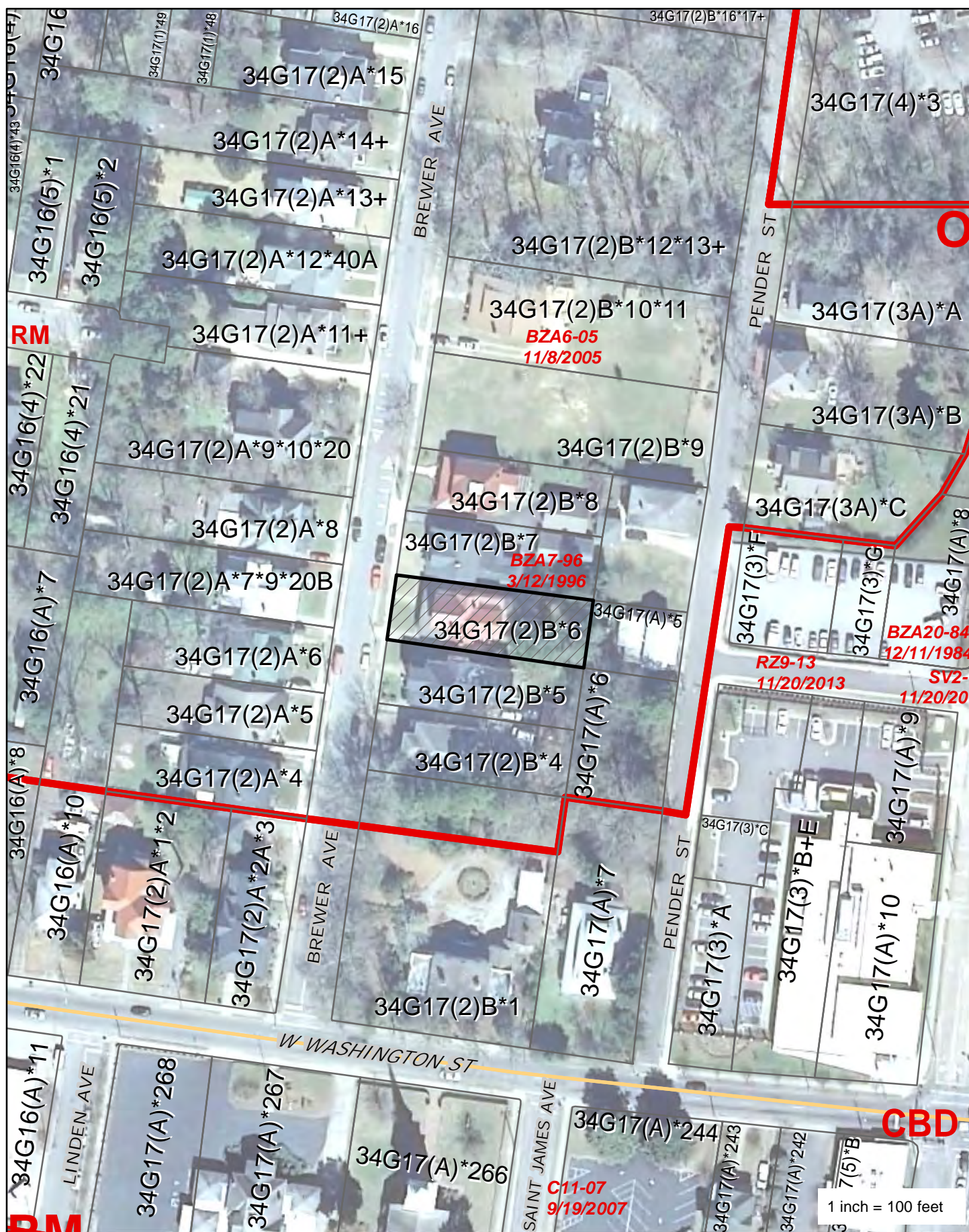
Aerial Photography captured March 1999. A limited area of the City was flown in March of 2001. The most up-to-date photography available was used to capture planimetric information.

1

1:12,000
1 inch = 1,000 feet



HC33-14 ZONING / LAND USE MAP



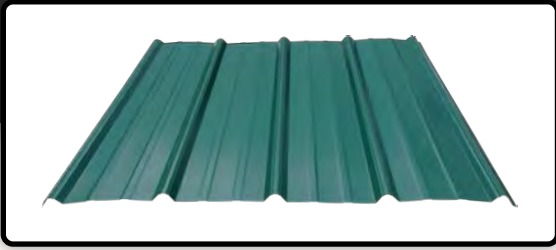








HC33-14



Beautiful, Affordable, Permanent

Beautiful

Tuff-Rib steel roofing is available in more than 16 designer colors, carefully chosen and expertly mixed for perfection.

From bold colors of bright red and burgundy, to warm hues of bronze and stone, and everything in between, you are sure to find just the right color to perfectly harmonize with your home.

Affordable

Tuff-Rib offers quality at a price you can afford. Generally just slightly more expensive than asphalt shingles, Tuff-Rib is an investment worth making.

Permanent

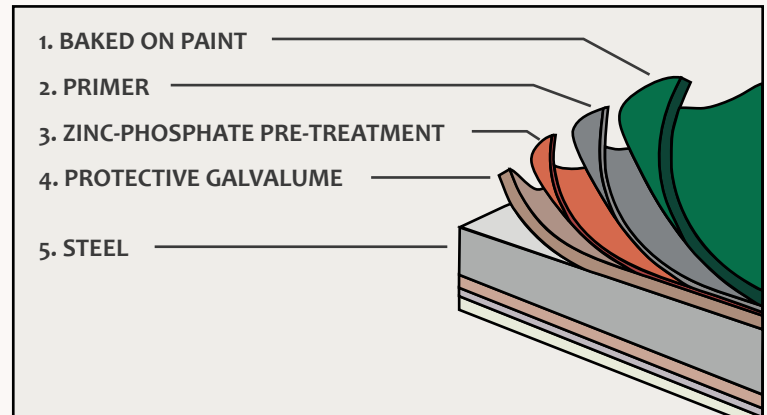
No more replacing shingles every 10-17 years. With Tuff-Rib, you can replace your roof once, and rest assured that you will likely never roof again. With a 40 year paint warranty, and 30 year fade warranty, Tuff-Rib metal roofing is expected to last 50 + years, with virtually no maintenance.

Specifications:

- 40 Year Paint Warranty
- 29 and 26 Gauge Available
- 36" Coverage
- 3/4" Rib Height
- Fire, Hail, & Wind Resistant
- Energy Efficient
- Available in Over 16 Attractive Colors
- Energy Star Rated on All Colors
- Installs over Solid Decking or Open Framing
- Minimum Slope: 2-1/2:12
- High Quality SMP Baked on Paint

Advanced Protective Coatings

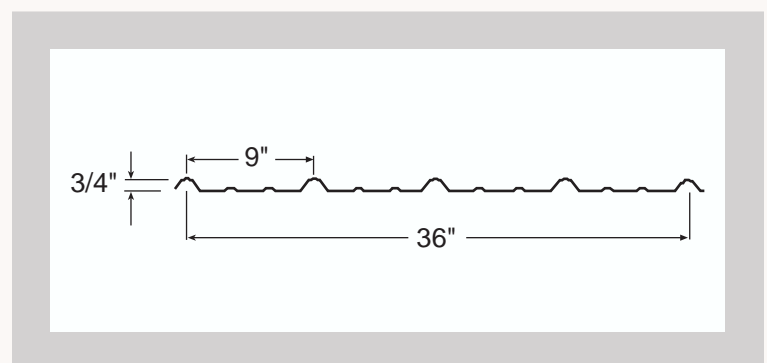
Tuff-Rib is protected by baked on enamel paint: tough for installation, resistant to fading, and Energy Star® reflectivity to save on utility bills.



Paint: Durable baked on paint offers a permanent finish, easily lasting 40+ years. This ensures protection and beauty for years to come.

Galvalume: Under the paint, Galvalume (55% zinc, 45% aluminum) provides lasting corrosion protection, even if paint is scratched during installation.

Steel: A heart of high-tensile steel guarantees strength and endurance. With the highest ratings possible for wind, hail, and fire, Tuff-Rib is ready to weather anything nature throws its way.



Panel Installation Guide

Storage

If metal is not to be used immediately, store inside in a well ventilated, dry location. Condensation or other moisture can form between the sheets during storage causing water stains or white rust which detract from the appearance of the product and may affect the product's useful life. Trapped moisture between sheets of painted metal can cause white rust to form underneath the paint. This can cause the paint to flake off the panel immediately or several years later. To prevent white rust and staining, break the shipping bands on the material. Store the material on end or on an incline of at least 8" with a supporting board underneath to prevent sagging. Fan the sheets slightly at the bottom to allow for air circulation. Keep the sheets off of the ground with an insulator such as wood. Any outdoor storage is at the customer's own risk. If outdoor storage cannot be avoided, protect the metal using a canvas cover or waterproof paper. Never cover the metal with plastic as this will cause condensation to form.

Some Safety Precautions

Always wear protective gloves when working with steel panels to avoid cuts from sharp edges. When cutting or drilling steel panels, always wear safety glasses and sweep off any metal shavings immediately to prevent eye injury from flying metal fragments. If you must walk on a metal roof, take great care. Metal panels can become slippery, so always wear shoes with non-slip soles. Avoid working on metal roofs during wet conditions when the panels can become extremely slippery.

General Installation Information

Insure that the structure is square and true before beginning panel installation. If the structure is not square, the panels will not properly seal at the sidelaps. Start the first panel square to eave by using the 3, 4, 5 Triangle Method. Green or damp lumber is not recommended. Moisture released from the damp lumber may damage the metal panels. Nails installed in green or damp lumber may back out. Remove any loose metal shavings left on the roof surface immediately to prevent corrosion. After installing roof, remove any debris such as leaves or dirt to prevent moisture from getting trapped on panels.

Fastening

If you wish to predrill fastener holes, use a cover sheet to prevent hot shavings from sticking to panels. Screws - For best results, use a 1-1/2" washered wood screw in the flat of the panel as shown in the illustration below. Drive the fastener so that the washer is compressed securely against the metal. Do not over drive the fastener as this will form a dimple that can collect water and cause leakage. Do not leave any loose fasteners that have missed the purlin. Use a #14 stitch screw or caulk to fill the hole.

Figure #1 - Fastening Patterns for Tuff-Rib®

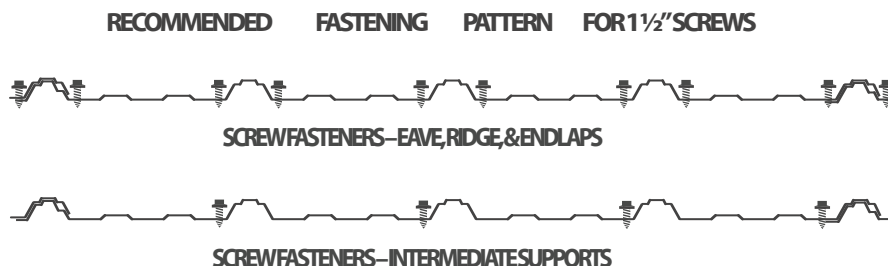


Figure #3



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CITY OF SUFFOLK

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DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Thomas Jordan, Planner II

Date: November 13, 2014

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HC-2014-37**, submitted by Derek and Sharon Clay, property owners, to erect a detached accessory building (garage) located at 130 Brewer Avenue. The property is further identified as Zoning Map 34G17 Block (2) B Parcel(s) 18, 19, and 20 and 34G17 Block (A) Parcel(s) 1, Suffolk Voting Borough, and is zoned RM (Residential Medium District), and HC (Historic Conservation Overlay District).

STAFF REPORT

Overview off the Subject Property and Surrounding Area

The structure located at 130 Brewer Avenue is a single-family home. The 2002 West End Expansion Survey identified the property as being a contributing structure in the Colonial Revival architectural style built circa 1910 – 1925. The house is 5 bays wide with a central entrance and projecting center bay. The front porch columns are scored and rest on concrete piers. The building was found to be typical in design and form of other single-family dwellings that were constructed in Suffolk during the second quarter of the 20th century.

The parcel is considered a double frontage or through-lot given it has frontage on two (2) public right-of-ways (Brewer Avenue and Pender Street). The single-family dwelling fronts on Brewer Avenue. The proposed garage will be visible from and accessed from Pender Street.

Case History

HC-2012-48 – Authorized the construction of a garage (50' x 20') fronting on Pender Street. The garage was proposed to be accessed by concrete driveways.

HC-2005-90AD – Authorized the removal and reinstallation of the existing wood siding in order to install insulation on the first floor, the replacement of windows with new in-kind wood windows, repair/replace wood railing and columns, and painting of the structure (walls, shutters, and dentils).

Proposed Action

The applicant is proposing to construct a garage (50' x 20') fronting on Pender Street. The garage will be accessed by two concrete driveways and will be constructed using Hardi-plank siding and trim with a parged concrete masonry unit (CMU) water table. Architectural asphalt shingles will be utilized on the roof.

This request is identical to the request which was authorized in December 2012 by the Historic Landmark Commission. The Certificate of Appropriateness (COA) for the proposed garage was approved for six (6) month time period. Construction did not commence on the proposed garage and the COA subsequently expired. The applicant is seeking to have the request to construct the garage reauthorized.

Public Notice

Public notice of this meeting was published in the newspaper and notices were mailed to adjacent property owners.

Applicable Regulations and Analysis

A. Unified Development Ordinance

1. HC, Historic Conservation Overlay District

- a. Section 31-413(a)(2), Purpose and Intent: The purpose of this district is to provide for protection against destruction or encroachment upon historic areas, buildings, monuments, or other features or buildings and structures recognized as architectural significant which contribute or will contribute to the cultural, social, economic, political, artistic, or architectural heritage of the City of Suffolk.
- b. Section 31-413(g)(1)(B), Permitted Uses and Limitations: Nothing in this Article shall be construed to prevent the application of the building code or other laws and Ordinances of the City of Suffolk which are applicable hereto.
- c. Section 31-413(g)(2), General Considerations:
 - i. Section 31-413(g)(2)(B) General Considerations: B – The appropriateness of the appurtenant element in relation to such factors as the compatibility with similar features of buildings or structures with the area circumscribed by the subject overlay district.
 - ii. Section 31-413(g)(2)(C) The historical or architectural value and significance of the building, structure, or appurtenant element and its relationship to the historic or architectural value of the area in which it is proposed to be located.

- iii. Section 31-413(g)(2)(E) The compatibility of planned improvements and renovations with the architectural and historic quality, character, and scale of the historic buildings in the City of Suffolk.
- d. Section 31-413(g)(7)(A) Approval of Major Action by the HLC:
 - i. Section 31-413(g)(7)(A)(ii) – Construction of a new main building at any location or a new accessory building on a site adjacent to a designated landmark site.

B. Suffolk Historic District Guidelines

1. Chapter 1, Section F, Goals within the Historic Conservation Overlay District: Compatibility of New Construction with the Historic Character of the District. While it is generally not desirable to replicate historic structures, new construction should be compatible with and add to the overall character of the Historic Conservation Overlay District.
2. Chapter 3, Section G, What is the Context of the Surrounding Area?: Another important aspect of planning a project in the Historic District is to understand and design for the context of the surrounding buildings in the neighborhood or area. In general, additions, alterations, and new construction should relate to those of the landmark historic buildings in the vicinity.
3. Chapter 5, Section D, Off-Street Parking and Driveways: Driveways should have a traditional appearance, based on historic paving materials used for residential settings, such as river gravel, rotten rock (decomposed granite), exposed aggregate concrete, colored concrete, brick, or concrete pavers.
4. Chapter 5, Section K.1, Guidelines for New Outbuildings:
 - a. Colors should match those of the principal dwelling on the property.
 - b. Designs for new outbuildings shall base their roof design on the roof design of the principal dwelling on the property and be compatible with the surrounding historical architecture.
 - c. Garage doors should be single garage doors, eight (8) feet wide.
 - d. Trim details should match the foundation materials of the principal dwelling on the property.
 - e. Architectural grade shingles and synthetic slates can be used in addition to historic roofing materials used on the principal building.
5. Chapter 7, Section C, Guidance for New Construction: All the criteria contained in this Chapter need not be met in every new residential or mercantile building constructed. Rather, the applicable criterion should be taken into consideration during the design process.

Staff Analysis

A. Existing Conditions

The property is located at 130 Brewer Avenue and is bordered on the north and south by single-family residences, on the east by the Human Resources Building and on the west by single-family dwellings across Brewer Avenue.

130 Brewer Avenue, is a through-lot given it has frontage on two (2) public right-of-ways (Brewer Avenue and Pender Street). The two public streets have very distinct and different characters. Brewer Avenue is residential in character and located within the National Register District. Pender Street is typically the rear of residential units. The northern portion of Pender Street is a 40-foot public right-of-way which dead-ends and serves to provide primary access to one residential mid-to-late 20th century building. The residences at 138, 140, and 142 Brewer Avenue utilize Pender Street for secondary access to the rear of their properties. The Human Resources Building and Wellons Park are located across the street and utilize Pender Street for rear access.

The applicant has noted a concrete pad remains from a previous garage which was located on the property near the proposed building site.

B. Garage

In recognition of the importance of maintaining the historic character of the area, the property owner has indicated adherence to the following design criteria:

1. Exterior will be predominately Hardi-plank siding, prefinished in Evening Blue (equivalent to CW 617 - Brafferton Blue) matching the main dwelling. The visible profile of the siding planks will be approximately 5" in width and comparable to the residential dwelling in size and design. The Design Guidelines for new residential construction recommend the use of wood as the most appropriate siding material. Fiber-cement siding is identified as the preferred alternative if wood siding is not used.
2. Roof will be constructed with a hipped design to complement the existing dwelling and feature architectural grade shingles, gray in color (GAF Timberline Cool Series – Antique Slate). The shingles are intended to complement the asphalt shingle roof on the existing dwelling.
3. A 4-foot high parged masonry wall will be installed around the base of the garage.
4. Two (2) entry doors (steel clad) are proposed but no drawing has been submitted which further identifies the style. The entry doors need to reflect the style and proportions of the doors used for the house which are primarily wooden paneled.
6. The applicant is proposing to utilize a carriage style door constructed of stamped steel (Amarr Classica carriage style door in the Northampton design). The Design Guidelines note that single garage doors should be eight (8) feet in width. As shown

on the drawing, the garage doors will be ten (10) feet in width and located on the North, West, and East elevations. According to the applicant, wider doors are needed for the applicant's large truck which will be parked in the garage.

The incorporation of these features into the garage design could serve to further the provisions of the Design Guidelines, particularly those related to new outbuildings and architectural details associated with new construction.

As proposed the concrete driveway meets the Public Works standard maximum width of twenty (20) feet. The Design Guidelines call for driveways to have a traditional appearance, based on historic paving materials for residential settings such as river gravel, exposed aggregate concrete, colored concrete, brick, or concrete pavers. The majority of residences along Brewer Avenue utilize either full concrete driveways or concrete ribbons. Pender Street has no prevalent paving type due to the limited number of residences which utilize the street for property access; however due to its location to the rear of the dwelling, a concrete driveway appears acceptable.

Summary and Recommendations

Based on the revised plan submission and the preceding analysis and findings-of-fact, the construction of an accessory garage located at 130 Brewer Avenue is justified based on the following:

The property owner's intent to construct the garage with features that serve to further the provisions of the Design Guidelines. This action will serve to ensure that the area's overall historic character is maintained:

Therefore, staff recommends approval of HC-2014-037 with the following conditions:

1. Exterior will utilize Hardi-plank siding, prefinished in Evening Blue (equivalent to CW 617 - Brafferton Blue).
2. The garage door will be the Amarr Classica door in the Northampton design in True White paint color. The 10' wide door will utilize the manufacturer's Thames window style with carriage style decorative handles and hinges.
3. The entry doors and trim will be painted white.
4. Roof will be architectural grade shingles (GAF Timberline Cool Series – Antique Slate color).
5. Exterior entry doors will utilize panel design compatible with historical door styles found within the district. Glazing may be utilized and shall be compatible with historical door styles found in the district. Staff must review the proposed design and approve administratively prior to the issuance of a building permit.








Suffolk Historic & Cultural Overlay District & National Register Historic Districts

HC37-14

LEGEND

 Suffolk Historic & Cultural Conservation Overlay

NATIONAL REGISTER HISTORIC DISTRICTS

-  Original Suffolk District (1987)
-  North Main Street Extension District (1998)
-  East Washington Street District (2002)
-  West End District (2004)
-  West End District Expansion (2004)
-  Suffolk District Expansion (2004)
-  Cedar Hill Cemetery (2006)

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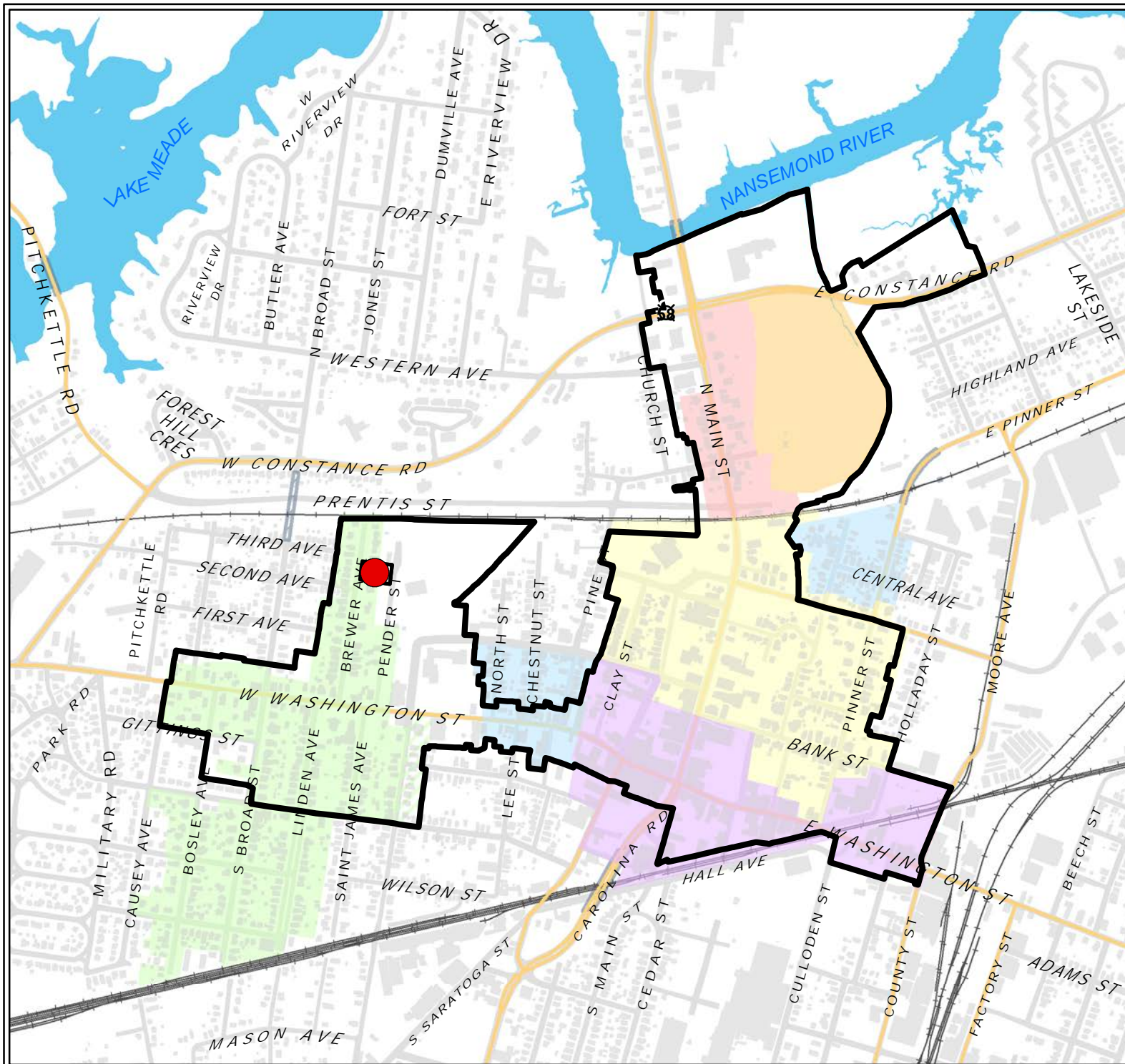
The City of Suffolk assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

Aerial Photography captured March 1999. A limited area of the City was refown in March of 2001. The most up-to-date photography available was used to capture planimetric information.

1

1:12,000
1 inch = 1,000 feet



HC37-14 ZONING / LAND USE MAP



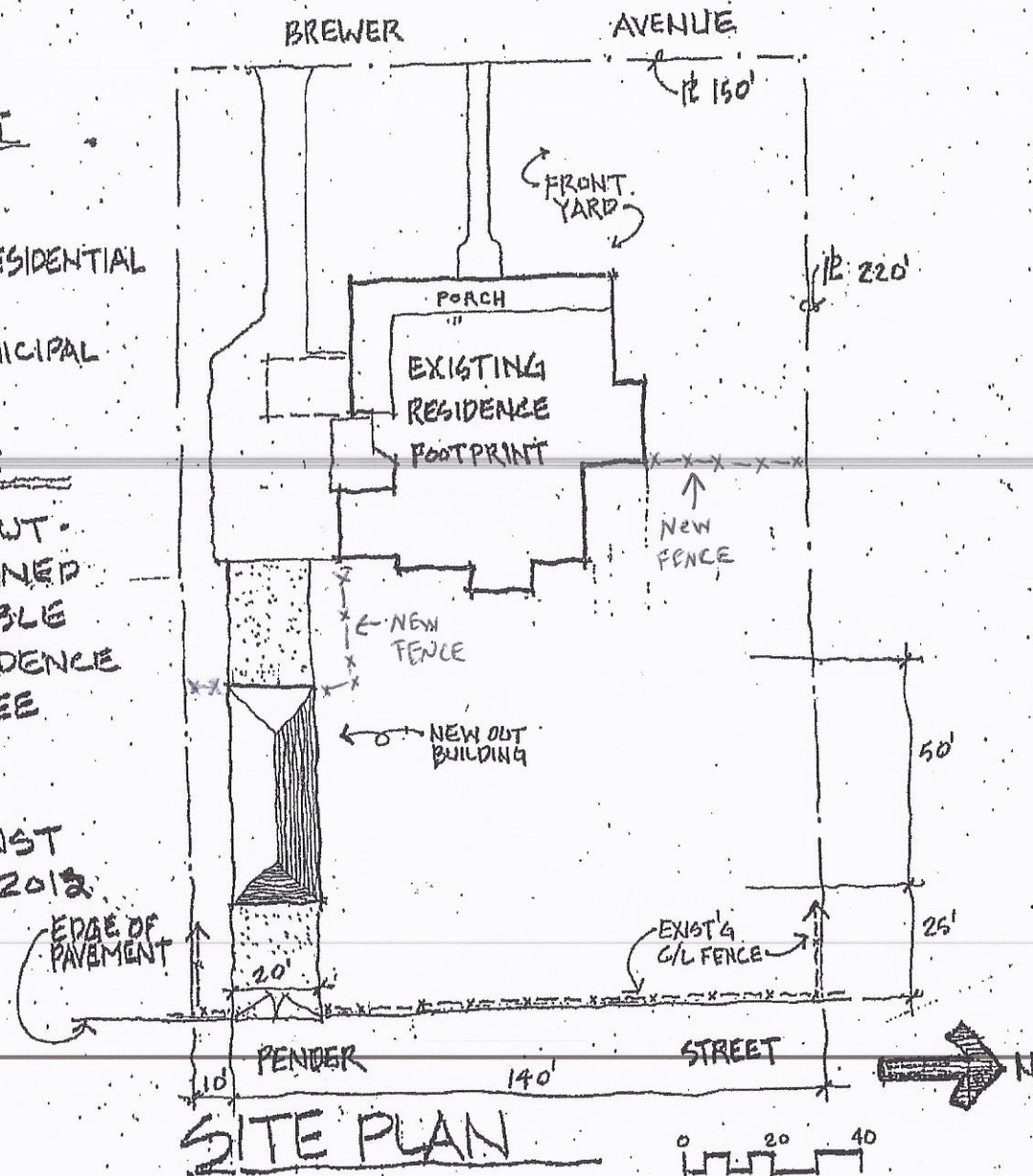
ADJACENT
USES:

- NORTH } RESIDENTIAL
- WEST } RESIDENTIAL
- SOUTH } RESIDENTIAL
- EAST - MUNICIPAL

PROPOSED USE:

- 1) RESIDENTIAL OUT-BUILDING DESIGNED TO BE COMPATIBLE W/ EXIST'G RESIDENCE & HOUSING THREE VEHICLES

- 2) ESTIMATED CONST TIME: WINTER 2012

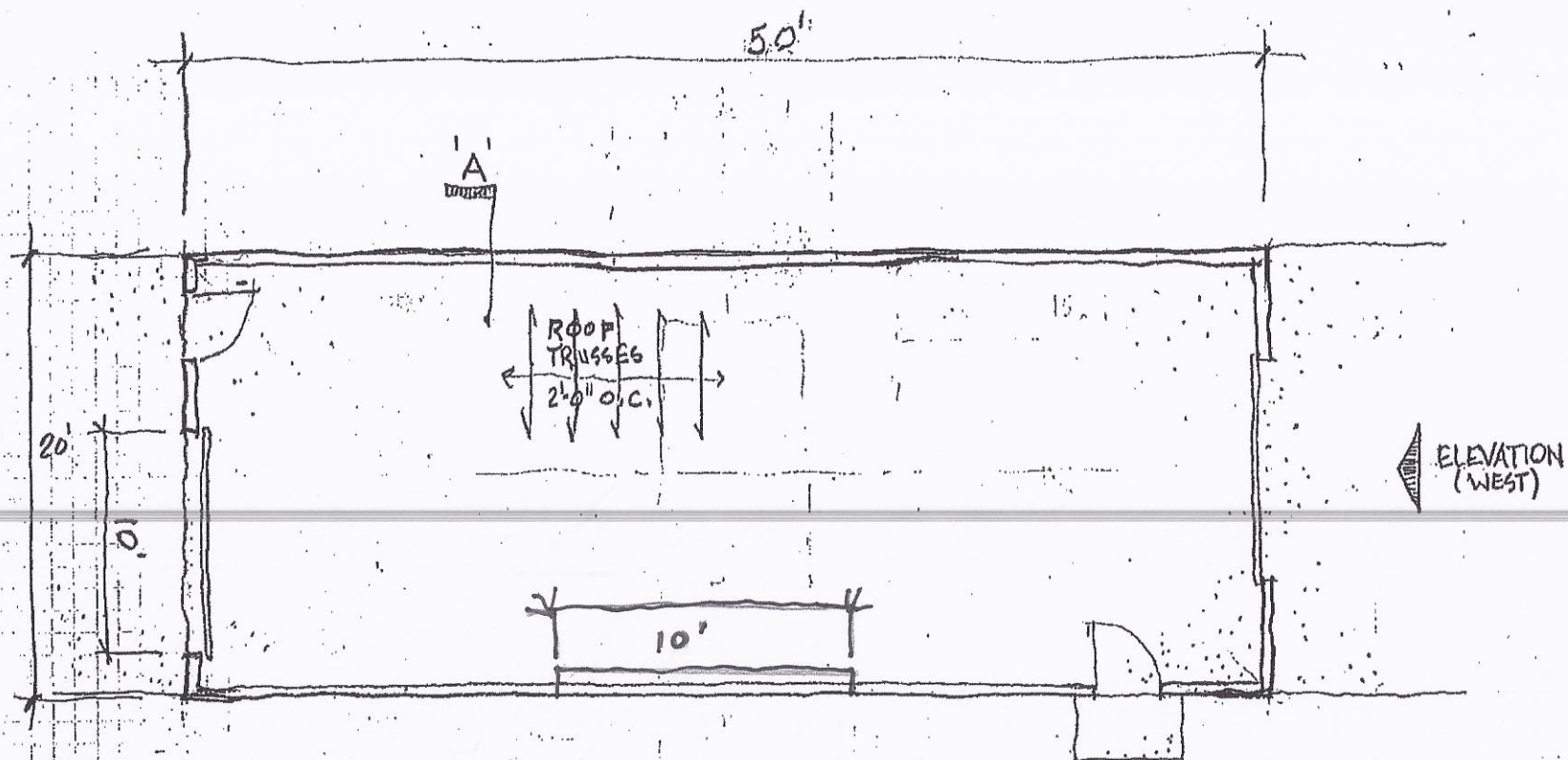


SITE PLAN

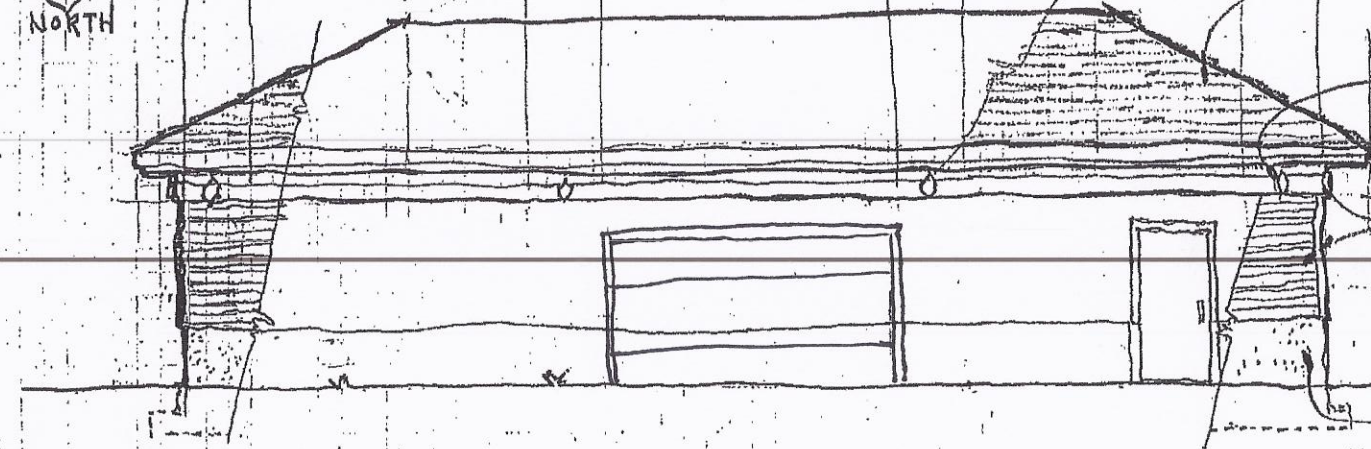
EAST-WEST AXIS

NOV 20, 12

130 BREWER AVE • NEW OUT-BUILDING for BEN CLAY
SUFFOLK, VA



PLAN



ARCHITECTURAL FIBERGLASS SHINGLE
15'

LIGHT FIXTURE
10'

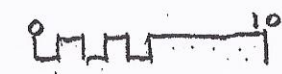
8'

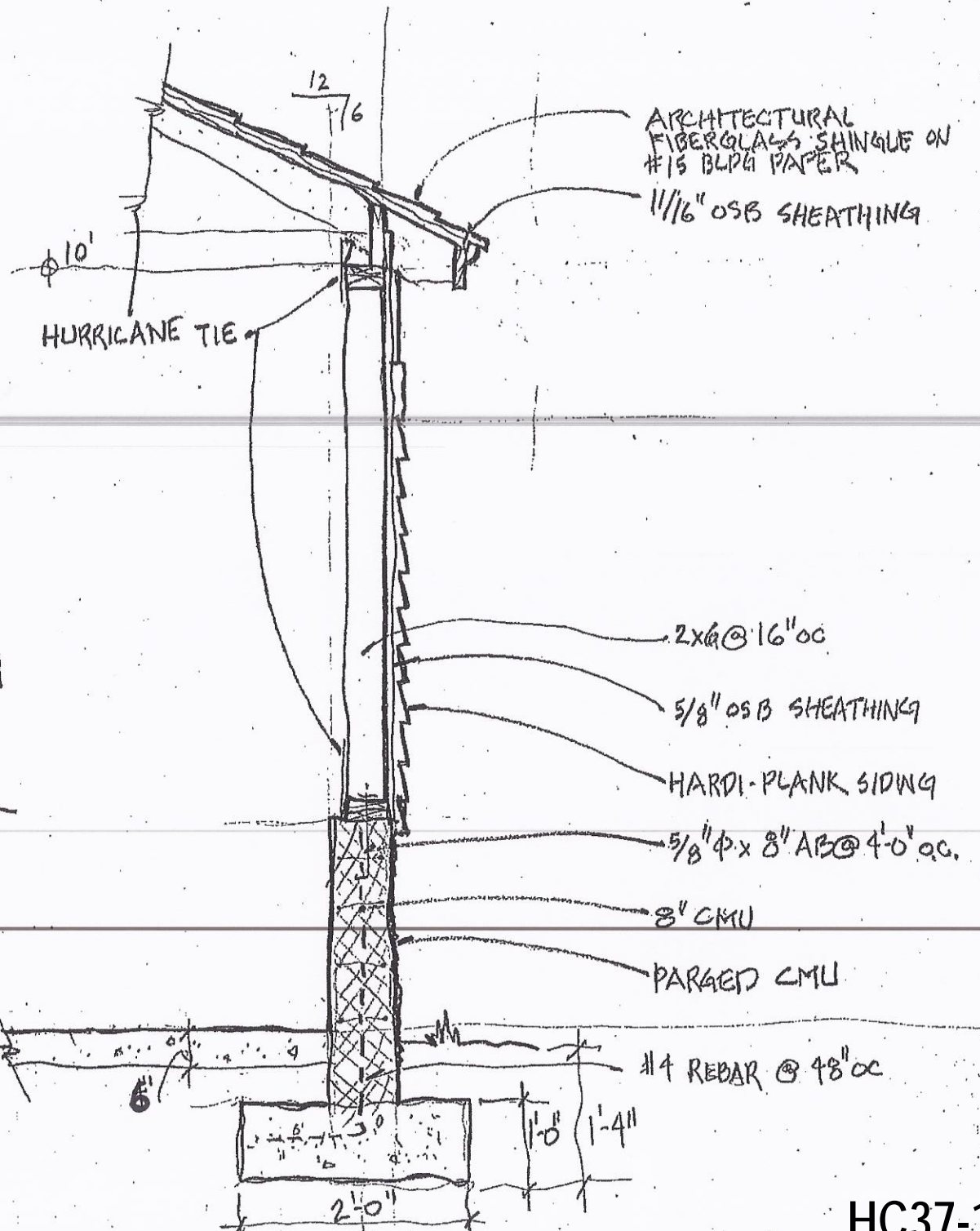
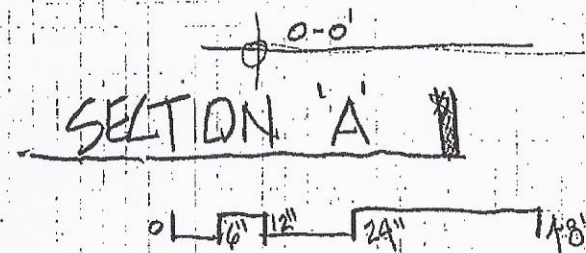
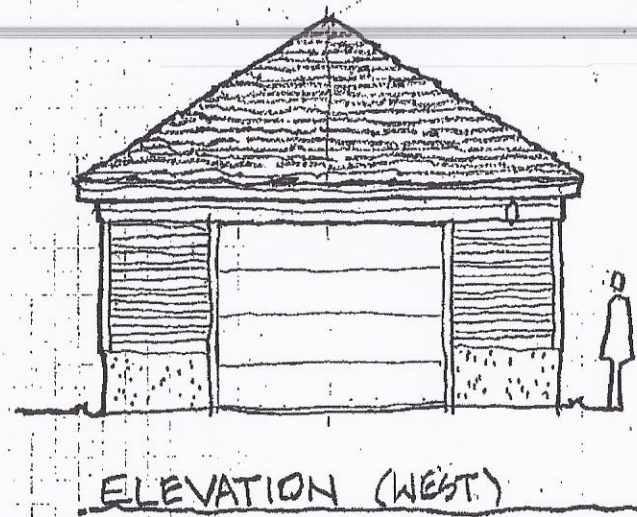
HARDY PLANK SIDING & TRIM

ELEVATION (WEST)

PARGED CMU

ELEVATION (NORTH)







Amarr Classica Northampton carriage style garage door with Thames window and decorative handles and hinges 10' wide / stamped steel construction / True White color



GAF Timberline Cool Series Architectural Shingle -
Antique Slate color

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HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2014-34AD

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 134 W. Washington St.

Property Owner: Laverne Shaw

Property Owner's Address: 134 W. Washington St., Suffolk, VA. 23434

Property Zoning Map Identification: 34G18(A)*305

Property Zoning: CBD, Central Business District and HC, Historic Conservation Overlay District

The following action/conditions are approved:

1. Repair of the eastern side of the existing metal canopy on West Washington Street.
2. The proposed repairs on the aluminum canopy trim shall constitute a like-for-like repair the existing trim in regard to materials and form.
3. Any additional exterior improvements shall require a Certificate of Appropriateness.
4. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: Patricia Southard
(Zoning Administrator)

Date: 10/3/14

Signed: [Signature]
(HLC Secretary)

Date: 9/3/14



HISTORIC CONSERVATION OVERLAY DISTRICT GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HC-2014-36AD

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES

This is to certify that the structure located at the following location has met the requirements of Section 31-413(f)(1) of the Unified Development Ordinance:

Property Address: 120 N. Saratoga St.

Property Owner: SunTrust Bank

Property Owner's Address: 919 E. Main St. – 14th Floor, Richmond, VA. 23219

Property Zoning Map Identification: 34G18(5)*10

Property Zoning: CBD, Central Business District and HC, Historic Conservation Overlay District

The following action/conditions are approved:

1. Modification of the existing concrete curb line and widening of the drive aisle to allow the installation of an automated teller machine (ATM).
2. Any proposed signage or graphics must receive approval from the Community Development Division.
3. Any additional exterior improvements shall require a Certificate of Appropriateness.
4. All required permits shall be obtained from the Community Development Division.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS, OTHERWISE A REQUEST FOR AN EXTENSION MUST BE APPLIED FOR AND GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR BEFORE SUCH ACTION CAN COMMENCE.

Signed: _____

(Zoning Administrator)

Date: _____

10/21/14

Signed: _____

(HLC Secretary)

Date: _____

10/20/14